City staff uncovered a great deal of information about the very early days of Twinbrook as they were researching the area. It has been included in a more comprehensive History of Twinbrook, which traces the evolution of the area from the first land grants right through to the twentieth century, and is available online at:
http://www.rockvillemd.gov/masterplan/twinbrook/

Twinbrook History

Influences on Post World War II Suburbia

The bulk of Twinbrook's housing inventory and other development dates to the transformative period that followed World War II. The United States had recovered from the Great Depression and the War to become an economic and military superpower. Birth rates exploded. Population growth, suburban expansion, changes to urban planning policies, increased automobile ownership and use, and experimentation with mass production techniques and architecture were occurring outside the edges of urban areas throughout the U.S. after World War II. The automobile became widely prevalent and residential development patterns changed to reflect that.

Examples of neighborhoods similar to Twinbrook can be found all over the U.S. Post-war trends, along with the strong influence of the Federal Housing Administration (FHA) regulations, resulted in similar low density patterns of development and homogenous housing products across the U.S. The FHA had substantial impact on street design, lot sizes, site plans and community amenities of post war subdivisions.

Federal Housing Administration

Home purchasing was largely limited to those who could afford to buy a house with cash in the 19th century. By the 1920s, home buyers often were able to secure short-term loans which had a balloon payment after 3 to 5 years. However, this system proved disastrous to many during the economic crises of the late 1920s and 1930s. The National Housing Act of 1934 established The Federal Housing Administration (FHA) to restructure the collapsed home financing system. Its federal home loan insurance program set the stage for the emergence of large-scale residential developers before and after World War II. With it came a set of standards for housing construction and subdivision design.

Between 1924 and 1940, the FHA published a series of bulletins that set standards for subdivision location, transportation access, infrastructure, compliance with local zoning and subdivision regulations, and deed restrictions.[1] Presented as advisory, these bulletins had an aura of authority by those who sought government financing. The publications

[1] Rockville's first zoning ordinance was adopted in 1932 and regulated height, bulk and location of buildings on lots.

also made subdivision design recommendations such as creating long blocks to eliminate unnecessary streets, eliminating sharp corners and dangerous four-way intersections, providing parks, playgrounds and other community amenities, and incorporating existing topography and natural features in subdivision layout. Curvilinear streets were recommended as early as the 1930s by the FHA because they offered more privacy and visual interest and adapted better to the topography. The goal was to stabilize real estate values and provide safe, liveable neighborhoods that would justify mortgage lending and FHA mortgage insurance. The FHA encouraged economies of scale facilitated by large-scale operations where a single developer arranged for land purchase, subdivision plat design, and the design and construction of houses and who would lay out entire neighborhoods according to FHA principles.

FHA's *Planning Small Houses* (1936) and *Planning Small Homes* (1940) introduced house designs based on the principles of expandability, affordability and standardization. The floor plans removed non-essential spaces like hallways, traditional ornamentation, and other features that would add to cost. The simplest FHA house became known in the home building industry as the FHA Minimum House. It was 534 square feet with no basement. It had two bedrooms and one bathroom in the rear and a small kitchen and living area in the front. Larger variations of the minimum house were available as well and evolved into the Cape Cod and Ranch styles. FHA also provided instructions for arranging the houses in cul-de-sacs and along streetscapes by varying exterior design and materials and siting to avoid repetition and monotony.

Many of the FHA standards and recommendations became the basis for post-WWII subdivisions like Twinbrook. The *FHA Underwriting Manual* and its related publications greatly influenced the character of the new suburban neighborhoods. Post -World War II housing development, nationally and locally, was characterized by several common elements, including:

Socio-economic and racial homogeneity: Mortgage insurance was readily available only in areas where the housing stock and demographics met the FHA's narrowly-defined standards. Middle-income white families occupied the majority of new suburban residential communities.

Easy availability and affordability: Government financing, low interest rates, and cost effectiveness made it possible for many to buy a new single-family home for the first time. It was often cheaper to buy a new house in the suburbs than to rent in the city.

Mass production techniques: The novel strategies and technology developed during the war were employed in creating new suburban neighborhoods. Construction processes were swift and relied on standardized components and dimensions. This helped to provide a rapid response to the post-war demand for affordable housing.

Outlying locations: Large areas of vacant or rural land were necessary for the mass production needed to address the huge demand for housing. In-fill locations in cities could not accommodate these new techniques.

Curvilinear street design could conform to the natural terrain of a site and allow homes to take advantage of hills, creeks, ravines, etc. Curving street patterns gave the impression of country living, affluence, and other desirable qualities while reducing traffic flow and speed within the neighborhood.

Low density: The emphasis was on detached single-family homes with surrounding yards.

Architectural similarity: The tract house offered a limited number of models to keep costs low. Variations in window fenestration, orientation, siding color, and roof form kept the houses from looking identical.

Expansion potential and flexibility were built in so houses were initially affordable but could be enlarged as needed and as accommodated by increases in income. An unfinished second story was common.

Renewed interest in Modernist ideas: The post-war housing shortage was so great that the market was willing to accept greater variety and new design concepts, though these were modified for mass consumption and conservative FHA guidelines. Modernism emphasized simplicity, function and utility, the use of modern materials and technology, open floor plans, window walls uniting inside with outside, and a more horizontal orientation. Frank Lloyd Wright's Usonian homes, the term he coined in reference to his simple and affordable but comfortable and technologically advanced homes, inspired many post-war homes around the country.

Relationship of indoors with outdoors: This concept represented the movement from urban to suburban orientation. Architects sought to bring the outdoors in at this time just as landscape architects tried to incorporate natural topography in the subdivision. Early on, the grass often came right up to the house; the addition of patios later expanded this relationship between indoors and out. Window walls linked the indoors with the outdoors, allowed in natural light, and made the backyard an extension of the house.

Growing informality: The front porch gave way to the back yard patio. Casual BBQs and TV dinners replaced formal dining.

Built-ins: New homeowners wanted "built-ins" for the community (schools, shopping centers, parks) as well as built-in appliances and accessories for their individual homes.

Frank Lloyd Wright's Usonian Concepts

Many of these design elements can be traced back to Frank Lloyd Wright's architectural design philosophy, coined "Usonia" around 1900. The concept evolved over the next several decades, coming to fruition in the 1930s. Wright's Usonian ideas were a way to address the huge need for affordable middle-class housing with the onset of the Great Depression. The result was a style of architecture he termed "Usonian" which were smaller and simpler than his sprawling Prarie style dwellings for which he was known. The houses had built-in components but little ornamentation. Wright integrated the houses with the landscape and nature and incorporated large windows that brought the outside in. Natural materials blended the house with the site. Common elements of the Usoinian architectural style include dominant horizontal lines, flat roofs with large overhangs, open living areas, concrete slab floors with integral heating, built-in components, central hearths, and interior walls that extend to the outside. The concept also extended to Wright's increased focus on community planning and including commercial, educational, cultural and recreational facilities in residential neighborhoods.

Oak Ridge, Tennessee

A model for many post-war housing communities was the utopian project that was developed as the Oak Ridge community in Tennessee by the architectural firm of Skidmore, Owings & Merrill. Oak Ridge was chosen in 1942 as a site for producing enriched uranium for the first atomic bombs as part of the Manhattan Project. The federal government contracted the firm to lay out the town and design houses, apartments and dormitories for the workers and their families. The homes were prefabricated, many made from Cemesto, bonded cement and asbestos panels, that could be used for both interior and exterior walls, depending on the finish used. The population of Oak Ridge increased from about 3,000 in 1942 to 75,000 by 1945, a feat that was possible because of the new construction technology available.[2] Today the City of Oak Ridge provides original house plans along with permit-ready construction drawings for rehabilitation for free to homeowners to encourage investment in the aging housing stock and help make rehabilitation affordable.[3]

Levitts and Levittown

At about the same time, builder Abraham Levitt and his sons, William and Alfred, won a Navy contract to build a large number of defense housing units in Norfolk, VA. During the prior decade, the Levitts' business concentrated on custom building a few hundred homes per year, mostly on Long Island. The Navy contract was their first venture in high

[2] www.oakridgevisitor.com/history
[3] www.cortn.org/comder-html/pressureleases/housingdesignprogram.htm

volume, low-cost housing construction and was encouraged by Title IV of the National Housing Act, which promoted home building for defense workers.

The Levitts' more noted project was their post-war planned suburban housing development in Levittown, Long Island, NY (originally called "Island Trees") built during the late 1940s. The fabrication was done in reverse assembly line manner, with specialized tasks being completed by groups who moved from one house to the next. This construction methodology allowed the Levitts to keep production high and costs low and they were able to complete as many as thirty houses per day. The early houses cost less than $8,000.

The first houses in Levittown, NY were built in 1947, for rental only, and were called Cape Cods. In 1949, the Ranch style was added to the Levittown inventory. The Ranch model was for sale only and had a more modern appearance, with "California" features such as a split roof. In 1950, the Levitts developed four new Ranch models that retained many of the original features but also included carports and televisions built into the staircase. In total, Levitt & Sons built 17,447 houses in the Long Island development between 1947 and 1951. It was the largest housing development ever constructed by a single builder up until that time and priced within the reach of the middle-class. Similar communities were built in Lower Bucks County, Pennsylvania (1951-1958) and in Willingboro, New Jersey (1958-1964). These homes were the inspiration for many new subdivisions in the U.S. and the styles are very similar to houses found in Twinbrook.

Twinbrook

"For into the houses were to come an unusually civic-minded homemaker with pride of possession and ingenuity unequalled" [4]

Insert photo, p. 124 from Eileen McGuckian's book View from Twinbrook Elementary School, 1956. Need to get from Peerless and give credit.

Relatively few homes were built in the United States during the 1941-1945 World War II years. By 1946, demand for housing was far greater than supply (by about 5 million nationally) and the problem was exacerbated by millions of returning servicemen who were ready to settle down and start families. The federal government responded to this national housing shortage with the Servicemen's Readjustment Act of 1944 (also known as the GI Bill) which created a Veteran's Administration's mortgage aid program similar

[4] Quote from Gladys L. Cross, 'This is Twinbrook", Twinbrook Life, August 19, 1954. Article originally printed in Montgomery County Sentinel

to that of the FHA, established a decade earlier. Equipped with a VA loan, returning veterans could easily purchase homes.

Rockville accounted for the fastest population growth in Montgomery County in the late 1940s and 1950s. The town's population increased from 2,047 in 1940 to 6,934 in 1950 and to 26,090 in 1960. Between 1950 and 1960, Rockville grew by 276%, while the County's population grew by 107%. County population growth was due mostly to in-migration to serve the rapidly expanding federal government, which employed half of the metropolitan area work force in the 1950s.[5] Rockville's growth was also due to its massive annexation of land from 1944 through 1959.

Like much of the large tract housing development that occurred after World War II, residential development in Rockville's Planning Areas 7 & 8 helped to relieve the housing shortage created by this rapid population growth and provide starter homes for returning GIs and their young families.

Rockcrest

Rockcrest was built in the 1940s and early 1950s by Thomas O. DeBeck, President of Rockcrest Realty Corporation, using FHA financing. Mr. DeBeck filed three subdivision plats in 1940 for seven blocks of Rockcrest, located south of First Street. The development reflected the traditional Cape Cod style, with seven design variations, and were similar to the earliest Levittown model. Most Rockcrest homes were built on 6,000 square foot lots. The Cape Cod offered the nostalgic comfort and conformity sought by families immediately after the war. The houses had four rooms and a bath and an unfinished attic but no basement. Accessory spaces like dining rooms, pantries, garages and front porches associated with the upper-middle class were sacrificed in this and many other post war developments in favor of providing the essential elements required by modern suburban living at an affordable cost. The first Rockcrest homes were advertised for $4,125 to $4,575 in Washington Post ads in 1940. Although Rockcrest was started before the war, and Twinbrook was started shortly after the end of the war, the majority of housing in Planning Areas 7 and 8 was built in the 1950s.

Twinbrook

Twinbrook was part of the post-war housing boom and the county welcomed the affordability of the new homes. At the time, the housing market in Montgomery County was dominated by single-family detached homes selling in the $15,000 to $20,000 range, out of reach of most young families.

[5] U.S. Dept of Commerce, Bureau of the Census

On October 18, 1946, Joseph L. Geeraert, Roland E. Simmons, Wesley J. Sauter and Donald E. Gingery purchased 202 acres of farmland from Lillian Small for $94,000. The land was bounded by First Street on the west, Veirs Mill Road on the north, Halpine Road and Twinbrook Parkway on the east and the B&O Railroad tracks to the southwest. Together, the four men incorporated "Twin-Brook", reportedly named for the two streams that bisected the area.[6] With this transaction, the first neighborhoods that we call Twinbrook were conceived, contributing to the emerging nationwide trend of post-World war II suburban tract housing. This area now contains subdivisions Twinbrook, Rockcrest, Warren's second Addition to Rockcrest, Rockland, Spring Lake Village, Halpine Village and Halpine. Part of the area north of Veirs Mill Road, known as Twinbrook Forest, was later included in Geeraert's plans.

Insert photo of developers or Geeraert from Peerless or from Geeraert's daughter Dede Patterson

Twin-Brook was one of the first developments in the Washington metropolitan area authorized by the 1946 Emergency Housing Act.[7] Section I included Okinawa Avenue, St. Lo Avenue and portions of Ardennes and Coral Sea Avenues, reminiscent of the war that had just ended. It was originally platted in December 1946 with 20,000 square foot lots (some slightly larger) and was based on subdivision without sewer or water systems.[8] The large lots were required for septic fields. Sewer became available and the town agreed to annex the development, however, so lot sizes were reduced to between 7,000 and 15,000 square feet. Section I was replatted with smaller and more irregularly shaped lots, allowing a larger number of houses, on January 28, 1947. [9]

Graphic – insert both plats

The earliest sections of the Twinbrook community were developed before they were annexed into the City of Rockville in 1949. The 2,210-acre annexation was the second largest ever attempted by the town. It also included Broadwood Manor, Lincoln Park, Haiti, Hungerford Towne, and other land to the north and west of the town.

The tract was selected because it was large enough to build single-family detached housing on a large scale and construct a sewer plant, according to Donald Gingery.[10] The

[6] Twin-Brook eventually lost its hyphen and became one word.
[7] Twinbrook: The History, a paper by Barbara Kalabinski, Goucher College Historic Preservation Program, 1998
[8] Montgomery County Land Records, liber 30, folio 1875
[9] Montgomery County Land Records, liber 32, folio 2026
[10] "This is Twinbrook", by Gladys L. Cross, printed in Twinbrook Life, January 27, 1955, p.9

site layout was very different from the rectangular grid street and block pattern that is illustrated in the 1803 Plan of Rockville. Rockville's early planned subdivisions of the late 19th century, such as the West End and Rockville Heights, modified the traditional grid pattern with circles and radiating streets. Even with a modification of the grid system, these subdivisions maintained connectivity. Houses were built individually for a particular owner or as speculation and, therefore, often differed in architectural style and size within a single block.

Twinbrook represented a change from these earlier models in terms of block and lot configuration, construction techniques, and appearance of the dwelling units produced. Twinbrook developers abandoned the rectangular grid pattern. Rather, its blocks are irregularly shaped and generally respect the local topography by following the contours of the land and streams. Most streets do not connect directly to the cross-county arterials, Veirs Mill Road and Rockville Pike. The local service streets that run parallel to Veirs Mill Road and the internally-focused street system further, and deliberately, insulate the neighborhood from through traffic. This street pattern was innovative and, though criticized by some at the time (including the City's Planning Advisory Commission), became a widely used defensive method for neighborhood preservation and traffic calming.[11] Today, the winding roads of Twinbrook are a defining character element of the community.

As with Levittown, the Twinbrook developers' goal was to address the huge demand for affordable suburban single-family housing following World War II. The first houses sold for $9,250 to $11,500 with a $50 down payment. Twinbrook introduced Rockville to the "tract" streetscape on a large scale and houses were limited to a few general styles[12]. They were compact and rectangular, one and one-half story frame structures with no basements and unfinished attics that could provide additional space for the owners as family size and incomes increased. Initially, three models were available; a traditional Cape Cod and two versions of a more contemporary style with either a front or side-gable roof.[13] The latter models were asymmetrical with an irregular fenestration, side entry, and minimal detailing. Site orientation, colors, textures and materials were varied to further differentiate the mass-produced houses. Like Levittown, the houses were constructed rapidly and employed the cost-saving techniques inspired by Frank Lloyd Wright's Usonian modular houses of the 1930s that was put into wide practice by William Levitt and evolved after World War II. Unlike Levittown, the structural elements of the Twinbrook houses were not pre-fabricated.

[11] Memorandum from Rockville Planning Director to Mayor and Council, March 26, 1956 cited in MHT:26/25, states that "the subdivision as presented would be unacceptable" as it had "an excessive number of streets resulting in a confused traffic circulation"
[12] See Appendix x for Twinbrook house styles
[13] Twinbrook Section I Survey District, Maryland Historical Trust form 26:25

The first residents moved into Twin-Brook in late 1948. The houses were annexed to the City shortly thereafter. More than 300 houses were built by 1952 when Twinbrook Elementary School opened with eight rooms. Twelve more classrooms were added a year later, more than doubling student capacity to 550. The Board of Education opened four elementary schools on the east side of Rockville between 1950 and 1956 in the attempt to keep up with the baby boomers.

Twin-Brook was conceived as a complete community with family-oriented amenities. Schools, churches, shopping centers and recreational facilities were built into the concept. Twin-Brook Mart started with a grocery store, drug store, other retail establishments and post office branch on the south side of Veirs Mill Road in 1956. The Twinbrook Library moved to its location in the shopping center in 1959 in the basement of the People's Drug Store. Another shopping center was built on the north side in 1958 and was originally called "Gateway to Rockville", capitalizing on the rapidly increasing prominence of the east side of town. Its opening celebration was attended by local residents, government officieals and even future United States vice president, Hubert Humphrey. A new Twinbrook Library, designed by the architectural firm of Keyes, Lethbridge & Condon, opened on land adjacent to this shopping center in 1976..

The young families who moved to Twinbrook had much in common and were exceptionally civic-minded. They quickly formed new clubs, organized community events, and, in the fall of 1949, created the Twinbrook Citizens' Association (TCA). The TCA published a directory of residents and a newsletter and helped create a distinct sense of community.

Twinbrook residents expected the services and recreation programs in their new community that many of them had enjoyed in the more urban environments they had left behind. In addition, the phenomenon of a homogeneous population being created almost instantly, with many common needs and in a novel situation of home ownership for the first time, seems to have increased the intensity of community cohesiveness. The escalated demand for services by the rapidly growing population, created mostly by the new subdivisions emerging on the east side, caught Rockville unprepared. The "instant community" existed in a political vacuum, surrounded by the older Rockville community that was not prepared to include them. The Mayor and Council encountered increasing pressure to resolve a variety of infrastructure problems, especially traffic, parking, water and sewer issues. Rockville's informal style of small-town government, comprised of volunteer businessmen who were generally untrained in public administration, proved inadequate in dealing with the problems of a growing community.

In response, a group of Twinbrook neighbors organized Citizens for Good Government (CGG), a non-partisan political group. Dissatisfied with government response to urgent municipal issues, they focused on dealing with problems such as the lack of street lights and recreation programs and the piecemeal water and sewer system. Citizens for Good

Government selected a winning slate to run for Mayor and Council in 1954, with Twinbrook resident, Dickran Hovsepian elected as mayor. The platform emphasized open, progressive government, formulation of the City's first master plan to guide orderly development, added park and recreational facilities, promises to improve transportation and parking, more efficient city operations and a review of financial practices. These issues had been identified by a University of Maryland study in 1950 but had not been implemented.

Dickran Hovsepian served as Mayor from 1954-1958. His wife, Viola, was the first woman Mayor of Rockville (1984-85) after serving three terms as a City Council member. The Hovsepians, like many of their new neighbors, moved to Twinbrook after renting in D.C. He was a government worker, and initially the couple thought Rockville was too distant for commuting, but they saw an ad for the new houses at an attractive price and low down payment. Their first house was a ranch style on the corner of Ardennes and Veirs Mill Road which they purchased in 1950. They moved to a split-level house on Tweed Court in Twinbrook in 1959.

Rockville was named an All-America City in 1954 by the National Municipal League and Look Magazine, an honor that was awarded annually to only a handful of municipalities. Two hundred-fifty cities competed for the award in 1954 and were judged on the quality and scope of the actions taken by its citizens for the betterment of the community. Rockville earned the award based on its energetic and purposeful citizen effort[14]. Twinbrook residents played a major role in this effort; their participation brought inadequacies to light and identified solutions.

The Twinbrook houses fulfilled the demand for affordable suburban single-family housing following World War II. The modern construction methods, some developed during the war effort and emulated throughout the country as most often illustrated by Levittown, produced a great volume of houses in a reduced time frame and differed significantly from the development pattern of one house at a time on a rigid block pattern that was typical prior to the war.

After completion of the original subdivision, the developers continued construction to the north and west. Twin-Brook, Inc. was dissolved in 1950 and the interests of Sauter and Simmons were sold to Geeraert and Gingery. The latter continued to buy land and build in the area. Development of Geeraert's Addition to Broadwood Manor north of Veirs Mill Road was started in 1951 and Twinbrook Forest followed in 1952 on the Meadow Hall property. Here Geeraert added split levels, small colonials and ranch style houses. Halpine Village was built 1955-56. Twinbrook Forest condominiums was built around the old Meadow Hall mansion in 1964 after the mansion was razed.

[14] Twinbrook Life, "Rockville Wins", 1954

Joseph Geeraert was responsible for the design and construction of almost 3,000 houses in the Washington, D.C. metropolitan area. He was a pioneer of mass-produced suburban housing and was a founder of the Suburban Maryland Building Association and a Director of the National Association of Home Builders. His partner, Donald Gingery, who was involved in the later development of Hungerford Towne and Twinbrook Forest with Geeraert, was a commissioner with Maryland-National Capital Park and Planning Commission from 1949-1965.

Twinbrook is a collection of contiguous subdivisions, many built by the original Twinbrook developers, some by others. It represents broad national trends in subdivision design such as the internalized street network, discouragement of through traffic, and integrated community facilities. It is representative of post-war tract housing, featuring a limited number of house models, built quickly and with goal of supplying small, affordable and expandable homes for young families. These families, starting out in much the same circumstances, quickly dominated the new suburban community spirit.

Today, post-war suburban housing across the country shows the changes that come with time. Some of these mid-20th century houses have been torn down, dramatically altered or liberally expanded to accommodate changing tastes, expanding families, and shifting property values. At the very least, exterior cladding and windows have been replaced with more modern materials in many houses. Neighborhoods that started out demographically homogeneous are now widely heterogeneous. Twinbrook Planning Areas 7 & 8 are no exception to the common changes that have affected post-war suburbs throughout the country.

The magnitude of residential development that occurred during the decades that followed the war was unprecedented, fueled by repressed demand, mass production and construction technology advances and the support of the federal government by providing guaranteed financing. Because so many were built, large numbers of these resources still exist; yet increasing numbers of them have been torn down or altered beyond recognition in recent years. Nationally, there has been little attention paid to post-war buildings as historic resources until recently.

In the past, historic preservation concentrated on the age of a resource, and on what was rare, unique or distinctive or represented a high-style aesthetic, quality materials or craftmanship. Post-war resources are more difficult to judge because of their volume and the fact that post-war suburban residential developments, like Twinbrook, are characterized by their uniformity. Houses were built with the expectation that they would be expanded and altered as families and incomes grew. Many social, historic themes are illustrated by post-war, automobile-oriented, suburban tract housing, but evaluating them as individual resources, especially when their architectural integrity was not usually highly valued even when they were built, makes the task of evaluating them for historic significance even more difficult.

Historic Preservation in Rockville

Designated Properties

Local Designation:
Any building that meets one or more of the City's criteria for architectural, cultural, historical or archaeological significance is potentially eligible for historic designation. At this time, Twinbrook Planning Areas 7 and 8 contain only one locally designated historic district, Rockville Cemetery.

Properties must meet certain criteria to be eligible for historic designation (see www.rockvillemd.gov/history for more information). Historic districts may be a single site or may contain multiple contiguous sites. Potentially eligible properties are reviewed by Historic District Commission (HDC) staff and may be evaluated and recommended for designation by the HDC to the Mayor and Council. This review is initiated if a demolition application for a potentially eligible property is submitted to the City. A site also may be nominated for designation by the owner or another party.

Exterior alterations to designated properties are reviewed by the HDC to insure that they are appropriate and compatible with the historic district. Ordinary maintenance, such as painting or repairs using the same materials and design, are not reviewed by the HDC; nor is any interior work. County and state tax credits are available to owners of designated properties to offset the costs of eligible rehabilitation work. Federal tax credits are also available to owners of designated income-producing property.

National Register of Historic Places:
Unlike locally designated properties, alterations to properties listed on the National Register of Historic Places are not reviewed unless state or federal funding or permitting are involved in a project that may adversely affect the listed property. Some properties in Rockville are both locally designated and listed on the National Register; a few are only on the National Register and not locally designated. Only one property in Planning Areas 7 and 8 is currently on the National Register. The City-owned Glenview Mansion and

Civic Center was listed in 2007. National Register properties are also eligible for some tax credits.

For sections of Twinbrook to be considered for National Register district status, the area must retain integrity as a whole, meaning a significant majority of the components that make up the district's historic character must possess integrity. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, fenestration, texture of materials, and ornamentation. A property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. If the historic exterior building material is covered by non-historic material (such as modern siding), the property may still be eligible if its significant form, features and detailing are not obscured. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

Twinbrook would need to be surveyed to determine if portions of it are eligible for the National Register. The City has developed typologies for the majority of houses in Twinbrook (Appendix x). For each type, the critical massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation needed to convey the historic building type would need to be determined. Survey information on each house must compare the threshold for each style against the existing condition of each house that represents the style. This information could be used to determine if a property has sufficient historic integrity or not. Because the Twinbrook area is so large, this process would be time-consuming. A sampling technique methodology could be developed that could predict the overall level of integrity of the potential district. Any successful nomination would require strong community support.

Planning Areas 7 and 8: Locally Designated

Rockville Cemetery (designated in 2002), located east of Avery Road at Baltimore Road, has been an active burial site since 1738. The property has been owned and managed by the Rockville Cemetery Association since 1880. The original two-acre site retains its 19th century character even though the grounds have been enlarged and modernized over time. The cemetery is also significant as a modern landscape.

Planning Areas 7 and 8: National Register of Historic Places

Glenview/Civic Center (listed on the National Register in 2007), located between Baltimore Road (MD Rt. 28) and Avery Road, includes the 1926 Neo-classical Revival house that envelopes an 1838 structure, a "dollhouse" cottage, and 65 acres of landscaped grounds. Non-contributing elements include the F. Scott Fitzgerald Theatre, tennis

courts, nature center, three maintenance facility buildings and parking areas. The farm once included 508 acres.

Potential Historic Resources

Other properties throughout the City are *potentially* eligible for historic designation, meaning that they would be further evaluated for architectural, historic, cultural or archeological significance if they became the subject of a demolition application. This process allows architectural and genealogical documentation to be completed and ensures that significant properties are not lost to demolition or neglect. In addition, owners of these properties may choose to nominate them for designation so that they may enjoy the many benefits of owning a designated property, including tax credits for eligible rehabilitation work. It is City policy to encourage property owners to nominate their houses rather than have the City initiate historic designation for a potentially significant property unless it is threatened with demolition.